

LOT 104
IN OR 2103/152
OCEAN BREEZE AT AMELIA PB 8/91

BOWMAN RICHARD D & LILA C
96099 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0104-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2,399	384,075
FGR	448	55	246	39,384
FOP	65	30	20	3,202
FSP	180	40	72	11,527
FUS	1,116	100	1,116	178,669
STR	48	10	5	801

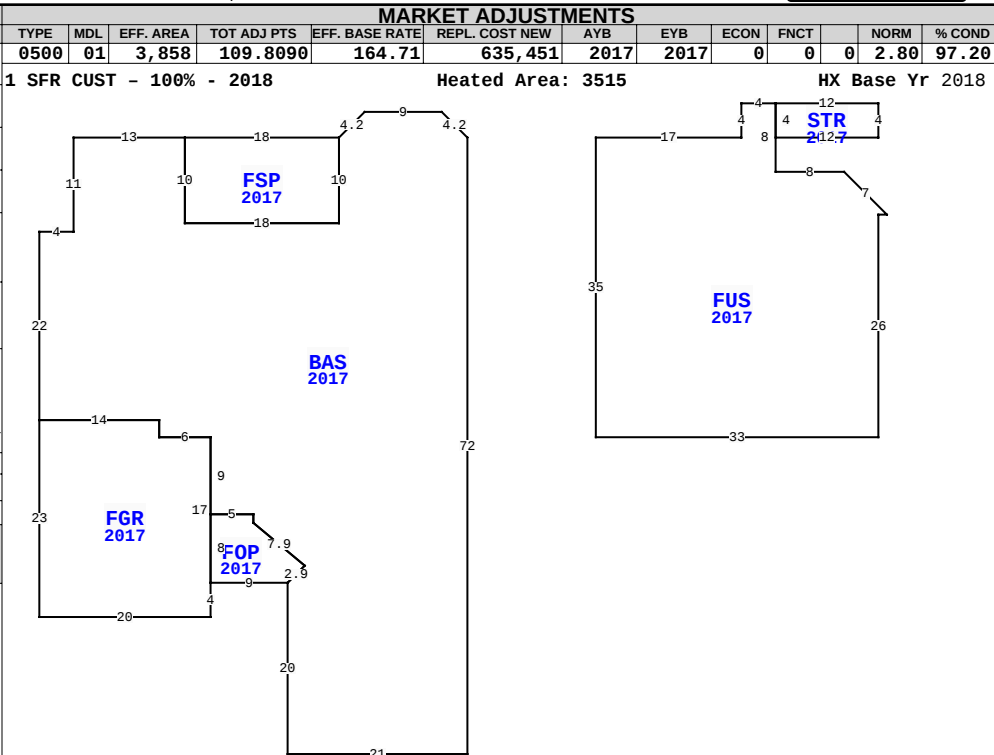
TOTALS	4,256	3,858	617,658
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EXTRA FEATURES

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0 100	0	0	890.00	SF	7.00	7.00	100	2017	2017	3	97	6,043	
3	0855	CONC PAVER	0 100	0	0	33.00	SF	7.00	7.00	100	2017	2017	3	97	224	
4	0855	CONC PAVER	0 100	3	3	9.00	SF	7.00	7.00	100	2017	2017	3	97	61	
5	0855	CONC PAVER	0 100	0	0	108.00	SF	7.00	7.00	100	2017	2017	3	97	733	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



96099 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL OB/UF

9,021

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		617,658
TOTAL MARKET OB/XF VALUE		9,021
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		926,679
SOH/AGL Deduction		467,991
ASSESSED VALUE		458,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		408,688
TOTAL JUST VALUE		926,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		898,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001481	CO ISSUED	0	02/23/2017
B1632640	NEW CONSTR	424,716	07/12/2016

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BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2017] U3 L3 W9 D3 L3 FSP=[YR=2017] W18 S10 E18 N10\$ S10 W18 N10 W13 S11 W4 S22 FGR=[YR=2017] S23 E20 N4 FOP=[YR=2017] E9 U2 R2 U5 L6 N1 W5 S8\$ N17 W6 N2 W14\$ E14 S2 E6 S9 E5 S1 D5 R6 D2 L2 S20 E21 N72\$ PTR=E15 FUS=[YR=2017] E17 N4 E4 STR=[YR=2017] E12 S4 W12 N4\$ S8 E8 D5 R5 W1 S26 W33 N35\$ W15\$.